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WARRANTY DEED

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Return To:

M. ELLIS

1950 W. FARGO 3-E

CHICAGO, IL 60626



Doc#: 1623555126 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 10:43 AM Pg: 1 of 3

Tax Bills To:

M. ELLIS

1950 W. FARGO 3-E

CHICAGO, IL 60626

Leslie

THE GRANTOR, ~~Leslie~~ ^{Leslie} Cohen, Sole and Exclusive Heir of William Cohen, Ruth Cohen and Donald Cohen, a single person, of the City of Chicago, the County of Cook, in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~Bernardo Ramos and Marlene Ellis~~ ^{Bernadette}

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 11-30-406-026-1006

Address of Property: 1950 West Fargo Avenue, Unit 3E, Chicago, Illinois 60626

Subject to: General real estate taxes not yet due or payable, covenants, conditions and restrictions of record; building lines and easements, if any that do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Dated this 28~~th~~ day of July, 2016

Leslie Cohen (Seal)
Leslie Cohen, Sole Heir
Leslee

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ^{Leslee} ~~Leslie~~ Cohen, Sole and Exclusive Heir of William Cohen, Ruth Cohen and Donald Cohen; a single person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed and delivered the said instrument as its own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of July, 2016



[Signature]
 Notary Public

REAL ESTATE TRANSFER TAX		01-Aug-2016
CHICAGO:		277.50
CTA:		111.00
TOTAL:		388.50 *

11-30-406-026-1006 | 20160701639302 | 2-095-817-536
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Aug-2016
COUNTY:		18.50
ILLINOIS:		37.00
TOTAL:		55.50

11-30-406-026-1006 | 20160701639302 | 0-237-085-504

Prepared by:

Law Office of Gene S. Bobroff P.C.
 700 Crest Ave #A
 Schaumburg, IL 60193

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LEGAL DESCRIPTION

UNIT NO. 3-B IN 1950 FARGO - CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE WEST 60 FEET OF LOTS 15 AND 16 IN BLOCK 6 IN MURPHY'S ADDITION TO ROGERS PARK, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19768222, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 11-30-406-026-1006

PROPERTY ADDRESS: 1950 W FARGO AVE #3E, CHICAGO, IL 60626

Property of Cook County Clerk's Office